

WARRANTY DEED

009923

KNOW ALL MEN BY THESE PRESENTS that **BERTHA P. DULAC** of Waterville, County of Kennebec and State of Maine, for consideration paid grant to **SCOTT DULAC and PAULA DULAC** of Oakland, County of Kennebec, State of Maine, as joint tenants with Warranty Covenants, a certain lot or parcel of land with buildings thereon located at 15 High Street, Waterville, Kennebec County, State of Maine, described as follows:

Southerly eighty (80) feet by High Street; Easterly one hundred (100) feet by land formerly owned by John Pooler; Westerly by land of Faith Dulac; and northerly by a line parallel by said High Street one hundred (100) feet therefrom, measuring on the westerly line of land formerly owned by said John Pooler.

Being a part of the same real estate conveyed to Annie B. and Joseph Pooler, Jr. by Everett R. Drummond by deed dated May 1, 1907, and recorded in Kennebec Registry of Deeds, Book 480, Page 98, and being a part of same conveyed by L.E. Thayer et als to Mary O. Noel by deed dated September 1, 1891, and recorded in Book 388, Page 41, Kennebec Registry of Deeds.

Excepting and reserving to the said Bertha P. Dulac and her husband Urban Dulac a life estate in said real estate to reside in said home so long as they are living at home and have not been permanently moved to a nursing home. At the time the last of them moves out permanently or dies the life estate shall terminate.

The purpose of this deed is to give a gift to my son, Scott Dulac in lieu of any inheritance. However, being mindful of that I am placing the deed in joint tenancy to my son Scott and his wife Paula Dulac so that they can avoid Probate proceedings. If the parties should ever divorce, it is my intention that the property is a gift to my son Scott Dulac.

Meaning and intending to convey the same premises conveyed to the within grantor by Warranty Deed of Annabelle Pooler dated October 27, 1950 and recorded in the Kennebec County Registry of Deeds in Book 898, Page 139.

Witness my hand and seal this 23 day of May, 1991

George Fecteau
Witness

Bertha P. Dulac
BERTHA P. DULAC

STATE OF MAINE
KENNEBEC, SS.

May 23, 1991

Personally appeared the above named **BERTHA P. DULAC** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Mary Blakeslee
NOTARY PUBLIC

MARY J. BLAKESLEE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES AUG. 13, 1993



RECEIVED KENNEBEC SS.

1991 MAY 28 AM 9:00

Notary: Thomas R. [illegible]